

For Sale

HWBC 

Retail Investment

Unit 14, The Bridge Shopping Centre, Tullamore, Co. Offaly (Tenant not affected)

Please note this property will be offered by online auction (unless sold prior).

For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids.

Subject to Contract / Contract Denied



HIGHLIGHTS

- Prominent retail unit for sale in The Bridge Centre Shopping Centre
- Retailers in the scheme include Dunnes Stores, Holland and Barrett, An Post, ESB and Euro General

BER C1

LOCATION

The Bridge Centre is located on the western side of Bridge Street at its junction with Distillery Lane. Bridge Street is one of the main shopping streets in Tullamore. It is a busy mixed-use street incorporating primarily retail, restaurants, public houses, leisure and office use. The Bridge Centre is located at the northern end of Bridge Street, opposite O' Connor Square.

DESCRIPTION

The Bridge Centre, which opened in 1995, is a successful regional shopping centre comprising over 68,000 sq. ft. of retail space including a 46,000 sq. ft. Dunnes Stores. It includes 24 ground floor retail units, first floor restaurant, a cinema and 350 surface level parking spaces.

Unit 14 is an irregular shaped unit comprising 56.6 sq.m. (609 sq. ft.). It is located close to the car park entrance. Neighbouring occupiers include Dunnes Stores and Dolans Pharmacy.

TENANCY DETAILS

UNIT	AREA SQ.FT	TENANT	LEASE START	LEASE END	TERM	ANNUAL RENT
14	609	Daze Technology Limited	1/3/2019	28/2/2029	10 Years	€17,000

SOLICITOR

Ms. Ciara Ryan
Maples & Calder
(Ireland) LLP
75 St. Stephen's Green
Dublin 2
Tel: 01 6192124

TITLE

999 year lease
BER
C1

GUIDE

Offers in excess of €145,000 reflecting an initial yield of 10.66% after allowances for standard purchasers costs of 9.96%

NO CONTRACT

Note that our client is not obliged to accept the highest or any offer received and as you will appreciate, no contract shall exist or deem to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.

FOR FURTHER INFORMATION



Kieran Curtin
Associate Director

T +353 87 975 2460
E kcurtin@hwbc.ie

VIEWING

Strictly by appointment with the sole agent
HWBC Chartered Surveyors.

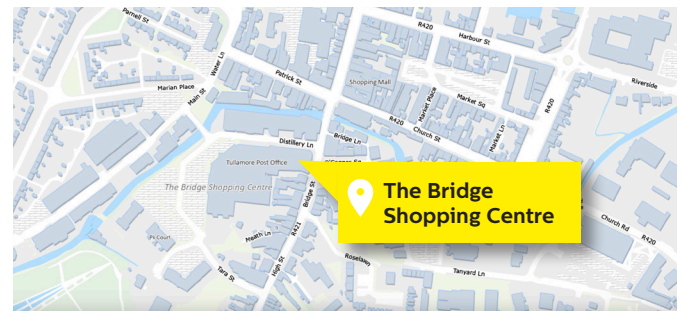
ACCOMMODATION

We understand the net internal area of the unit is as follows:

Floor	SQ M (NIA)	SQ FT (NIA)
Ground	56.6	609

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.

LOCATION



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Note: Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the intending purchasers or lessees shall be liable for any VAT arising. This brochure is issued by HWBC on the understanding that all negotiations relating to the property are conducted through it.

Auctioneers Comments: This property is offered for sale by online auction (unless sold prior) so please contact us early to avoid disappointment. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.